

\$269,900 - 5012 52 Avenue, Calmar

MLS® #E4438048

\$269,900

3 Bedroom, 1.50 Bathroom, 1,071 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

BUDGET FRIENDLY! FENCED YARD!

Searching for your first home or investment property? This 3 bedroom, 1.5 bath 1071 sq ft 2 story duplex is a cute place which checks the boxes! Traditional main floor layout w/ newer paint & laminate flooring features your living room at the entryway, w/ room for sectional & TV for watching your favourite show! L shaped kitchen w/ eat in dining for family meals & cooking up a storm while you watch your kids play in the backyard. 2 pce bath & SIDE ENTRYWAY for adding a future basement development! Upstairs brings updated laminate flooring, 3 bedrooms, 4 pce bath & linen storage. The basement is unfinished but terrific spot for adding a 4th bedroom, future rec room, or continue to use as storage. Backyard w/ lane access to add a future garage or park your RV; fence is newer too! Great spot for the summer bonfire or garden. Only steps to the school & blocks to Calmar Bakery make it a winner. A must see!

Built in 1993

Essential Information

MLS® #	E4438048
Price	\$269,900
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,071
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	5012 52 Avenue
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

Amenities

Amenities	Off Street Parking
Parking	No Garage, RV Parking

Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 23rd, 2025
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Days on Market 16

Zoning Zone 92

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